

## \$152,900 - 109 4403 23 Street, Edmonton

MLS® #E4455859

**\$152,900**

1 Bedroom, 1.00 Bathroom, 647 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Pet-Friendly Main Floor Condo – Steps from Shopping & Dining! This charming 1 bedroom, 1 bathroom main-floor condo offers the perfect blend of convenience and comfort. The open-concept kitchen features modern cabinetry, generous counter space, and a breakfast bar—ideal for casual meals or entertaining. Durable vinyl plank flooring flows throughout the living area and leads to your private patio, perfect for morning coffee or evening relaxation. The spacious primary bedroom boasts a walk-through closet with direct access to the full bathroom. Enjoy the ease of in-suite laundry and storage, plus an assigned storage space just across the hall. Your parking stall is right out front for ultimate convenience. This well-managed building offers great amenities, including a fitness centre and social room. With public transportation nearby and quick access to Whitemud Drive and Anthony Henday, commuting is effortless. Whether you're a first-time buyer, savvy investor, or downsizer, this affordable home provides

Built in 2006

### Essential Information

MLS® # E4455859

Price \$152,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	647
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	109 4403 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1E4

### Amenities

Amenities	Ceiling 9 ft., Deck, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage-Locker Room
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Private Setting, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Velma Baker
Middle	Thelma Chalifoux
High	J Percy Page

### **Additional Information**

Date Listed	September 3rd, 2025
Days on Market	24
Zoning	Zone 30
Condo Fee	\$388

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